

181.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

640,200 / 640,200

USE VALUE:

640,200 / 640,200

ASSESSED:

640,200 / 640,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		HOMER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GECHIJIAN MARK ARAM	
Owner 2:	
Owner 3:	

Street 1: 15 HOMER RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: GECHIJIAN ARSHAG & ARMEN & HAIG -
Owner 2: -
Street 1: 357 COMMON STREET
Twn/City: BELMONT
St/Prov: MA Cntry:
Postal: 02478

NARRATIVE DESCRIPTION
This parcel contains 7,544 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Clapboard Exterior and 1602 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7544		Sq. Ft.	Site		0	70.	0.86	7									452,422						452,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7544.000	187,800		452,400	640,200		122646
							GIS Ref
							GIS Ref
							Insp Date
							07/18/18

Total Card	0.173	187,800		452,400	640,200	Entered Lot Size
Total Parcel	0.173	187,800		452,400	640,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	399.73	/Parcel: 399.7	Land Unit Type:

PREVIOUS ASSESSMENT Parcel ID 181.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,800	0	7,544.	452,400	640,200	640,200	Year End Roll	12/18/2019
2019	101	FV	171,500	0	7,544.	452,400	623,900	623,900	Year End Roll	1/3/2019
2018	101	FV	159,200	0	7,544.	381,300	540,500	540,500	Year End Roll	12/20/2017
2017	101	FV	159,200	0	7,544.	349,000	508,200	508,200	Year End Roll	1/3/2017
2016	101	FV	159,200	0	7,544.	297,300	456,500	456,500	Year End	1/4/2016
2015	101	FV	158,400	0	7,544.	258,500	416,900	416,900	Year End Roll	12/11/2014
2014	101	FV	158,400	0	7,544.	239,100	397,500	397,500	Year End Roll	12/16/2013
2013	101	FV	173,700	0	7,544.	227,500	401,200	401,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GECHIJIAN ARSHA	58274-333		1/12/2012	Convenience	99	No	No		
RICHMOND VIRGIN	58084-280		12/14/2011	Convenience	10	No	No		
	8743-178		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION														
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name														
12/8/2014	1668	Renovate	7,000					New dry wall, floo	7/18/2018	MEAS&NOTICE	BS	Barbara S														
5/14/2013	687	Re-Roof	25,500	C					4/30/2014	External Ins	PC	PHIL C														
									2/22/2013	Meas/Inspect	JBS	JOHN S														
									11/7/2008	Info At Door	345	PATRIOT														
									3/14/2000	Inspected	276	PATRIOT														
									1/4/2000	Mailer Sent																
									12/29/1999	Measured	163	PATRIOT														
									7/28/1993		KT															

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

